

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**1 BARNSTONE LODGE COTTAGES, WORKS LANE, BARNSTONE,  
NOTTINGHAMSHIRE NG13 9JN**

**£1,100 PCM**



# 1 BARNSTONE LODGE COTTAGES, WORKS LANE, NOTTINGHAMSHIRE NG13 9JN

A rare opportunity to live in this peaceful location and available to rent with immediate vacant possession, subject to referencing. Situated nicely off the beaten track is this three bedroom semi-detached property, With stunning uninterrupted views out to the Vale of Belvoir. The property benefits from uPVC DG and oil-fired central heating. With neutral decorating and flooring throughout. N.B. due to the close proximity of neighbouring farms.

**\*\*PETS BY NEGOTATION ONLY AS ON A WORKING FARM\*\***

**\*\*NON-SMOKERS ONLY\*\***

## ENTRANCE HALL

UNDERSTAIRS cupboard housing electric meter and fuse board and ample storage space.

LOUNGE to the front elevation with electric real-flame fire.

DINING ROOM to the rear elevation with ornamental fire place.

KITCHEN modern fitted with oven, hob, extractor over and integrated fridge and dishwasher. Floor and wall cupboards. Access to Utility Room and rear entrance.

UTILITY ROOM Exceptionally large utility room with plumbing for washing machine and plenty of room for a freezer and tumble dryer.

UPSTAIRS there are three good-sized bedrooms and refitted bathroom with white suite, electric shower over the bath.

Access to the attic room is via a fitted loft ladder and converted into a usable space.

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks rent. Initial monthly rent.

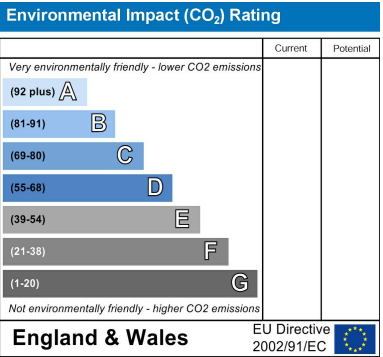
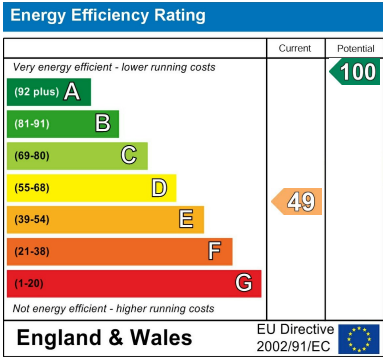
During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax.

Permitted payments include damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late payment of rent determined by the Tenant Fees Act 2019.



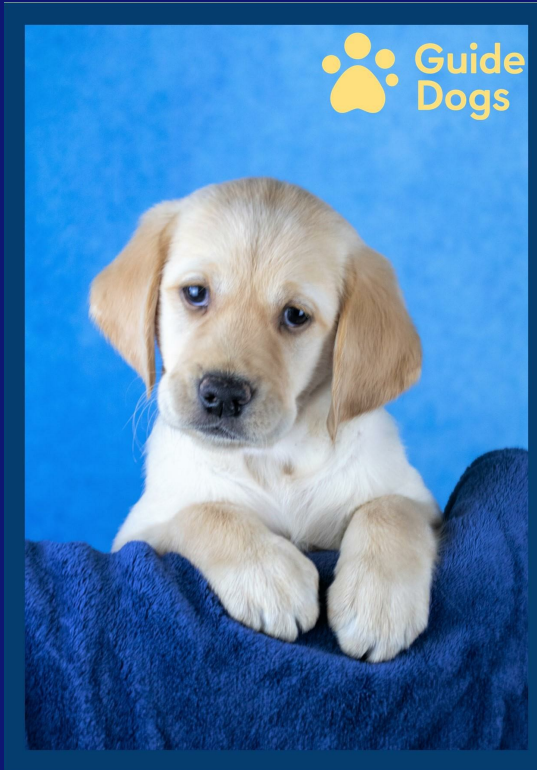
**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. At the T junction turn right onto the A52 then immediately left as directed to Langar. Continue for just over 3 miles then, at the crossroads, turn left as directed to Barnstone village onto Main Road. Take the second right onto Works Lane and follow the road for just over 1 mile; passing the terraced houses on the left and then ahead passing through the Lorry Works and over the 'bumps in the road'. Continue straight ahead and bear left onto the gravelled track until the road finally bends to the left and where the property is situated on the right hand side overlooking the fields, fields and fields...

Council Tax Band **A**





## Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at  




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Services Bingham



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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)





Double glazed entrance door into

**RECEPTION HALLWAY**

**LOUNGE**

**DINING ROOM**

**KITCHEN**

**UTILITY ROOM & STORE**

**LANDING**

**BEDROOM 1**





**BEDROOM 2**

**BEDROOM 3**

**BATHROOM**

**OUTSIDE**



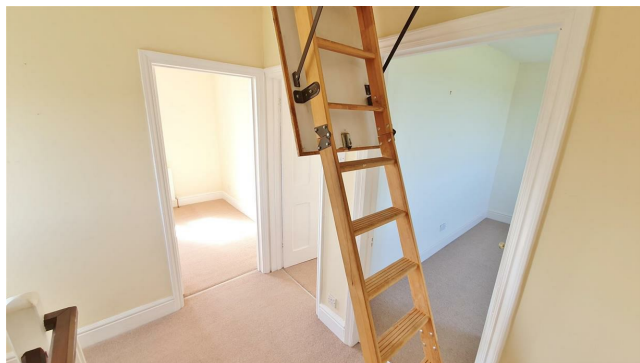












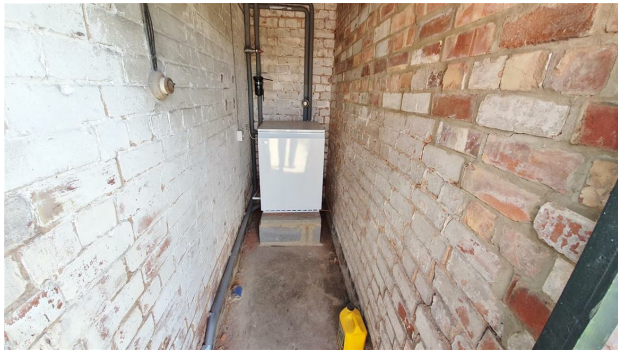


















To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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**FULLY MANAGED** or **INTRODUCTION ONLY**

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**01949 87 86 85**  
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and to discuss what we do  
and how we do it!